

# CHARACTER-RICH APARTMENTS WITH VALUE-ADD POTENTIAL

## 83 & 87 SMITH STREET

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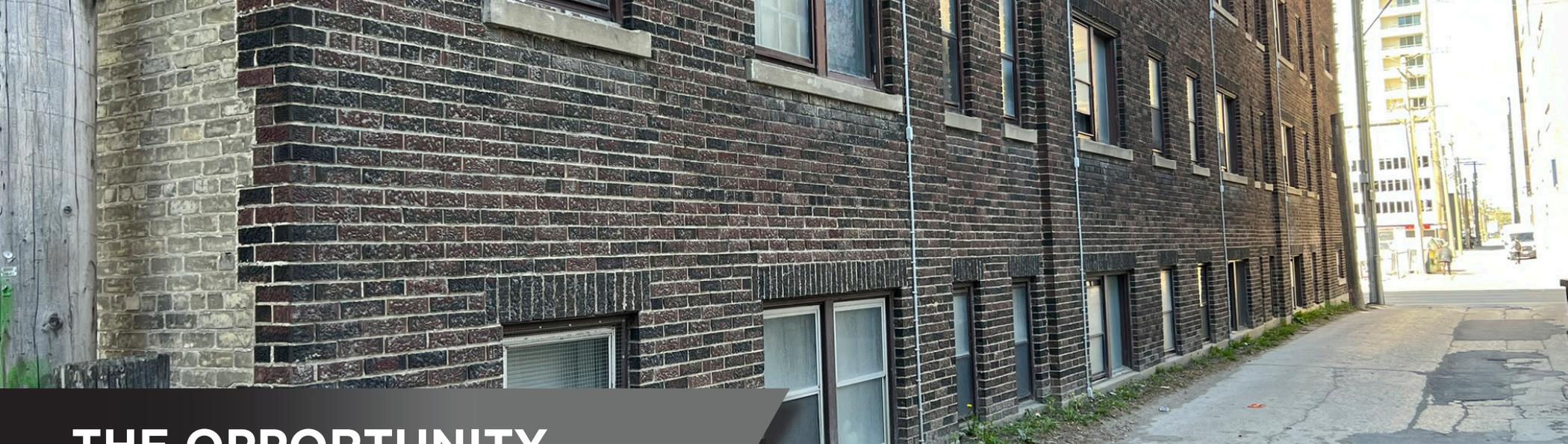
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Investment Team



# THE OPPORTUNITY

The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in two multifamily residential properties located in downtown Winnipeg, MB at 83 & 87 Smith Street (the “Properties”). The offering includes a three-storey, 39-unit brick apartment block constructed in 1930, along with a two-storey, six-unit walk-up built in 1899. Together, the Properties represent a rare opportunity to acquire two adjacent character buildings with significant upside potential. The Properties are being offered on an “as-is, where-is” basis.

**SALE PRICE: \$3,500,000**



## Ideally Located

Located near transit, employment, and entertainment nodes.



## Value-add Potential

Significant value-add potential for rent optimization through thoughtful capital improvements.



## CMHC's MLI Select Financing Program

The Properties are great contenders for CMHC's MLI Select Financing Program.



## Historically Low Vacancy

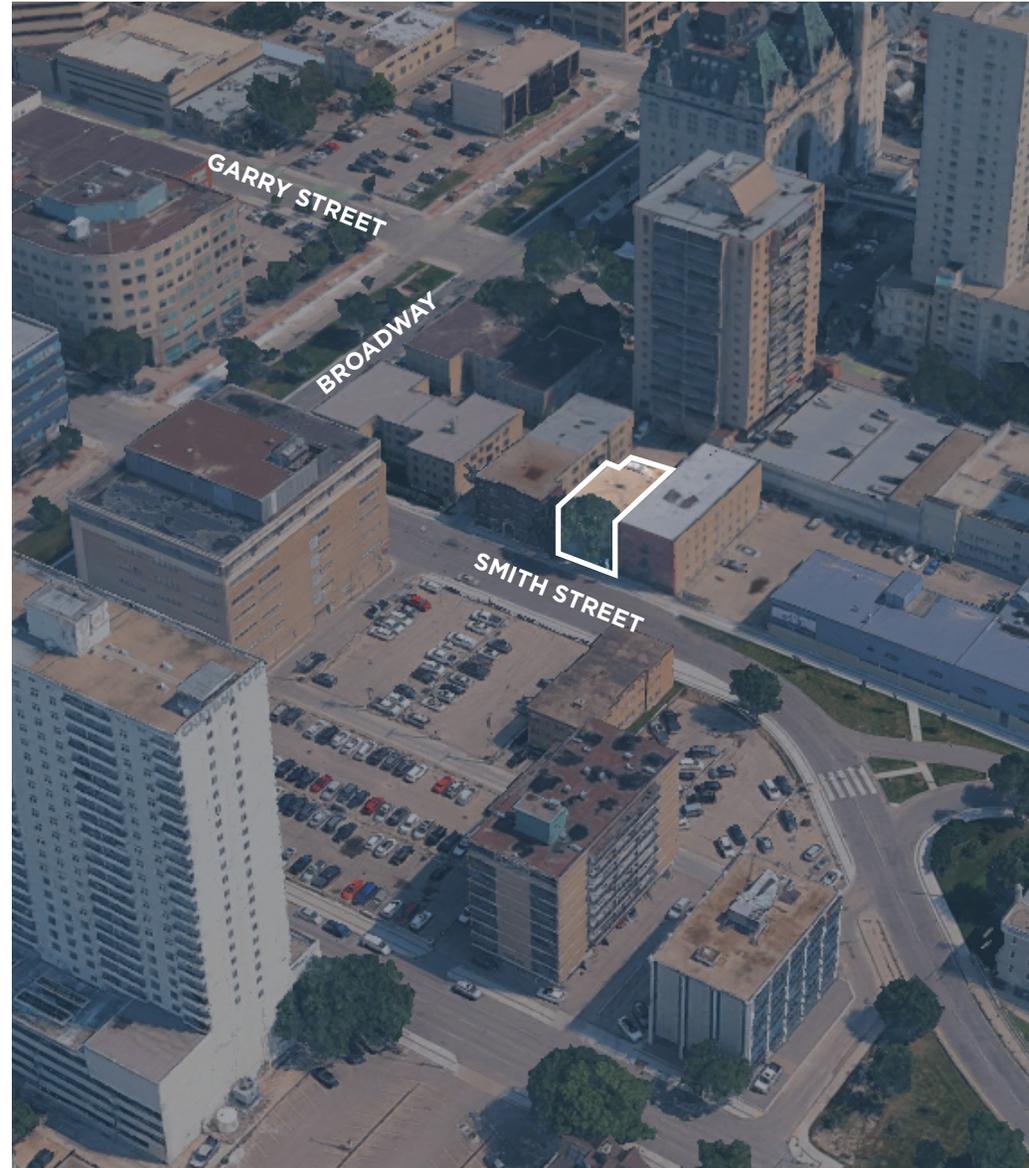
Low vacancy offers investors a stable return profile.

# PROPERTY HIGHLIGHTS

## Property Details

Address	83 Smith Street
Legal Description	Lot 29 Block 2 Plan 129 WLTO (W DIV) In RL 1 Parish of St John
Stories	2
Land Area	(+/-) 5,995 SF
Total Suites	6
Suite Mix	2 bachelor 4 one bedroom
Average Rent in Place	\$481 per suite per month*
Year Built	1899
Zoning	D - Downtown Living
Financing	Free and Clear
Current Occupancy	67%

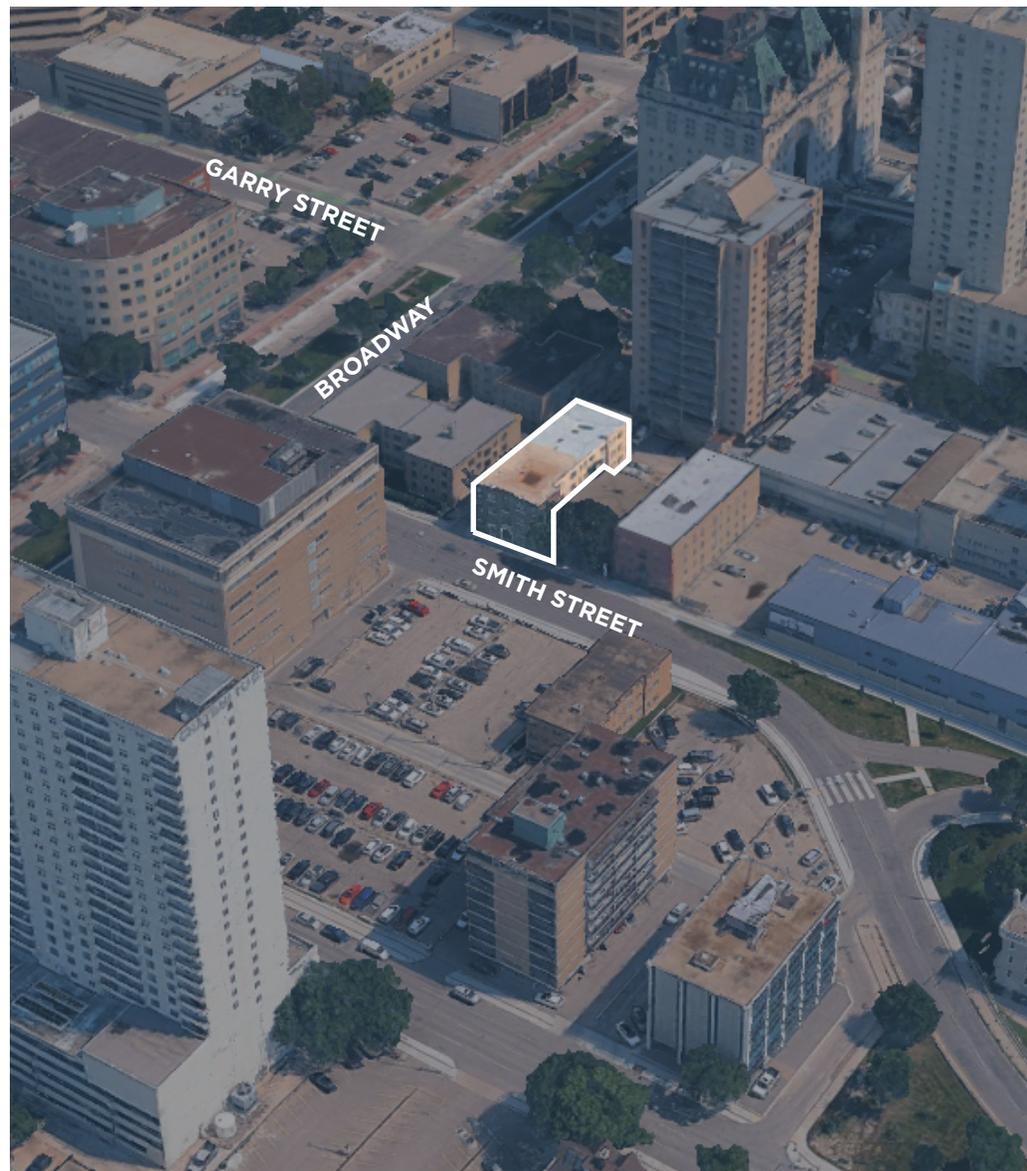
\*excluding vacancies which are currently owner-occupied



# PROPERTY HIGHLIGHTS

## Property Details

Address	87 Smith Street
Legal Description	Lot 30 Block 2 Plan 129 WLTO (W DIV) In RL 1 Parish of St John
Stories	3
Land Area	(+/-) 5,996 SF
Total Suites	39
Suite Mix	38 bachelor 1 one bedroom
Average Rent in Place	\$505 per suite per month
Year Built	1930
Zoning	D - Downtown Living
Financing	Free and Clear
Current Occupancy	97%



# AREA OVERVIEW



## POPULATION

**15,607**  
*Within 1 KM*

**109,515**  
*Within 3 KM*

**230,437**  
*Within 5 KM*



## HOUSEHOLD INCOME

**\$47,284**  
*Within 1 KM*

**\$58,674**  
*Within 3 KM*

**\$68,052**  
*Within 5 KM*



## TOTAL HOUSEHOLDS

**9,613**  
*Within 1 KM*

**53,356**  
*Within 3 KM*

**103,047**  
*Within 5 KM*



## AVG. AGE

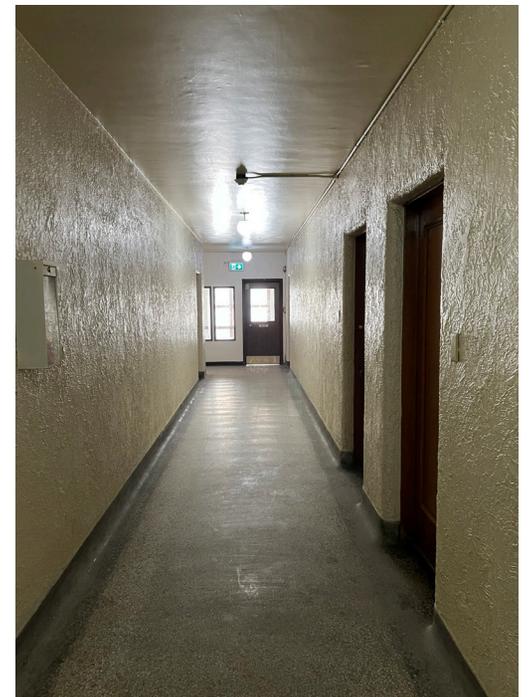
**39**  
*Within 1 KM*

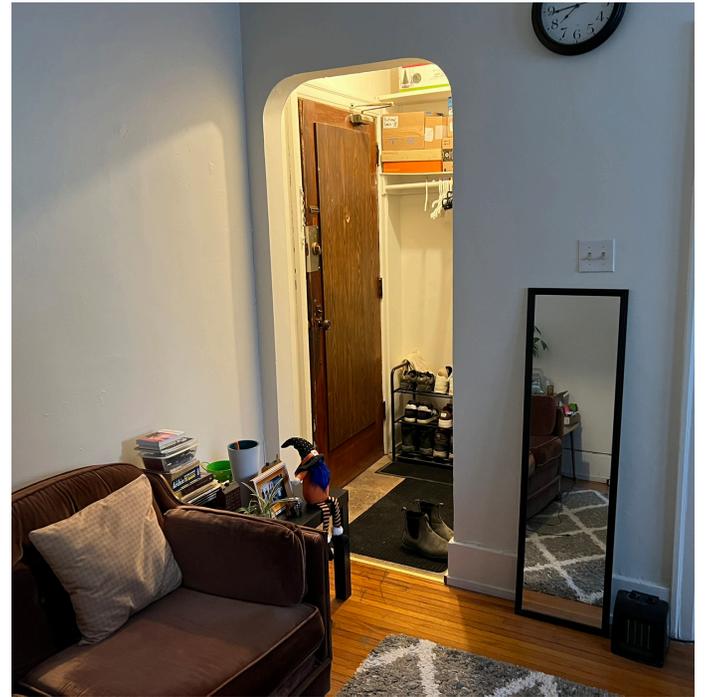
**40**  
*Within 3 KM*

**40**  
*Within 5 KM*

ZONING MAPS









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